

PB# 87-41

**MOHR
(4-Lot Sub.)**

47-1-48,49

MOHR-4 Lot Subdivision 87-41
Lang & Tully P.C. 294-3700

Approved 4-13-89

Applicant: Thomas Mohr - 212-227-1779

Rep:

87-41

CHAIRPERSON:

RE MAP #

9457

TOWN

CITY

VILLAGE

New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE

DATED

FILED

Lds of Mohr

April 12, 1989

April 25, 1989

APPROVED BY

Daniel McCormick April 13, 1989

47-1-48+49

Carol L. Lauer
Deputy Clerk

General Receipt

10459

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

April 13, 1989

Received of

The Carhart Agency Inc.

\$ 922.00

Nine Hundred Twenty Two and 00/100

DOLLARS

For

Planning Board Fees \$465.00 - Engineers Fees \$457.00

DISTRIBUTION

FUND	CODE	AMOUNT
Ch #1298		922.00

By

Pauline G. Toconced

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town Hall

555 Union Ave.

New Windsor, N.Y. 12550

P.B.
NO. 87-41

4/12 1989

47-1-48+49

Carl L. Lauer
Agent Sec. Ofc.

10459

555 Union Avenue
New Windsor, N. Y. 12550

April 12, 1989

Received of The Cornhill Agency Inc \$ 922.00

Nine Hundred Twenty Two and $\frac{00}{100}$ DOLLARS

For Planning Board Fees \$465.00 - Engineers Fees \$457.00

DISTRIBUTION.

FUND	CODE	AMOUNT
CE #1298		922.00

By Pauline H. Tocomend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Town Hall

555 Union Ave.

New Windsor, N.Y. 12550

RECEIVED FROM Carhart Agency Inc.
Sixx Hundred Fifty 00/100 — DOLLARS
(Recreation Fee)

Account Total \$ _____

Amount Paid \$_____

Balance Due \$_____

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Mary Mason
Town of New Windsor
Planning Board

Sewer

General Receipt

8992

555 Union Avenue
New Windsor, N. Y. 12550

June 8, 1987

Received of Barc + Tully Engineering + Surveying, P.C. \$ 25.00

Received of Sark + Family 00 / 100 DOLLARS
Twenty - five and 00 (#87-41)

For Twenty-five and
Planning Board Application Fee (#87-41)

DISTRIBUTION

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 3023		\$25.00

By Pauline B. Townsend *pt*

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14607

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

February 2, 1990

Mr. & Mrs. Thomas Mohr
125 Cedar Street
Apartment 7N
New York, NY 10006

SUBJECT: APPROVAL OF SUBDIVISION - TAX MAP #47-1-48 & 49

Dear Mr. & Mrs. Mohr:

This is to verify that approval was given by the New Windsor Planning Board for a 3 lot subdivision in the Town of New Windsor (Tax Map #47-1-48 & 49) on April 13, 1989.

If you have any questions in this matter, please feel free to call our office.

Very truly yours,

Myra Mason

Myra Mason,
Secretary for the Planning Board

MLM:mm

DINARDO, GILMARTIN & BURKE, P.C.

Attorneys at Law

Robert E. DiNardo

Brian G. Gilmartin

John F.X. Burke

David A. Donovan

Antoinette Gluszak

90 East Main Street (Route 94)

P.O. Box 1000

Washingtonville, New York 10992

(914) 496-5414

(914) 294-6686

FAX: (914) 496-8905

Brian, what do you think of my suggestions below?

Joseph P. Rones, Esq.
Finkelstein, Kaplan, Levine,
Gittelsohn & Tetenbaum, Esqs.

April 11, 1989

Re: Mohr Subdivision

Dear Joe:

With regard to your conference with my secretary over the language in the Road Maintenance Agreement, my comments are as follows:

1) With respect to the language in paragraph "8", "and this shall include repair of potholes that exceed four (4") inches in depth in grading of road when the difference in elevation of the portions of the travel area exceeds six (6") inches", the intent here is to encompass in the first case potholes 4 inches in depth. I believe this is relatively self-explanatory. The second half of the clause relates to the unstable nature of the surface material, which allows for "wash-outs" of larger areas than is conventionally considered to be a hole, which such wash-outs, when they result in a decrease of the surface grade of the road in excess of 6 inches, must then be maintained.

I do not recommend that this language be changed, in that I have used it many times in the past and its intent has not previously been questioned. Of course, if you want to change the language, I am open to your suggestions.

OK { 2) With regard to the clause dealing with the termination of the agreement, we have revised it in the original by deleting the following language: "and until this agreement shall be amended or terminated by all of the lot owners on the map, or".

I am sending this to you by FAX, in that I tried to reach you by phone, but was left on hold fully seven or eight minutes.

I thank you for your continuing cooperation in this regard. Please advise if the agreement is acceptable and, if so, kindly communicate your acceptance to the secretary of the Planning Board, and myself.

Very truly yours,

Brian G. Gilmartin
Brian G. Gilmartin

BGG:es



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM

8 March 1989

TO: TOWN OF NEW WINDSOR
PLANNING BOARD

FROM: MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

SUBJECT: MOHR SUBDIVISION (P/B T87-41)
CAESAR'S LANE/GARDEN DRIVE

Pursuant to the conditional approval granted at the 25 January 1989 Planning Board meeting, I have reviewed a revised plan dated 12 August 1988 with last revision of 6 February 1989 which was submitted by the Applicant's engineer.


Revisions as follows were noted:

- 1) Approximate location of SDS on Lot 2 indicated.
- 2) Common access has been indicated as Private Road and finished surface has been added.
- 3) Bulk zoning table has been corrected.

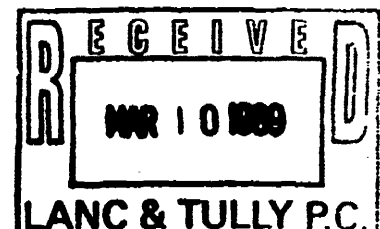
It is necessary that the applicant submit the description and Offer of Dedication for the land along Caesars Lane. This should be submitted directly to the undersigned for review and subsequent transmittal to the Town Attorney.

At such time that I have received the aforementioned documentation, I will advise that the plan can be stamped.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

cc: Laura Mosher, Lanc & Tully



LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

March 9, 1988

PROPOSED DESCRIPTION
LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, and being more particularly bounded and described as follows:

Beginning at a point on the easterly line of lands now or formerly Mohr, said point being the southeasterly corner of said lands, and said point being the southeasterly corner of lands herein described; thence running westerly and northwesterly along the southerly lines of lands now or formerly of Mohr, said lines also being the southerly lines of lands herein described, the following two (2) courses and distances: (1) North 85°-15'-00" West a distance of 168.34 feet to a point; and (2) North 53°-15'-00" West a distance of 225.78 feet to a point, said point being in the southerly line of lands now or formerly Mohr, and said point being the most westerly corner of lands herein described; thence running easterly through lands now or formerly Mohr the following three (3) courses and distances: (3) South 64°-24'-24" East a distance of 119.36 feet to a point of curvature; (4) on a curve to the left having a radius of 1125.00 feet an arc length of 151.70 feet as defined by the chord, South 68°-16'-11" East a distance of 151.58 feet to a point of tangency, and (5) South 72°-09'-58" East a distance of 112.13 feet to a point in the easterly line of lands now or formerly Mohr, said point being the most easterly corner of lands herein described; thence running southwestwardly along the easterly line of lands now or formerly Mohr, (6) South 34°-00'-00" West a distance of 9.58 feet to the point or place of beginning; all as shown on a map entitled "Plan of Minor Subdivision, Lands of Mohr, Town of New Windsor, Orange County, N.Y." made by LANC & TULLY, P.C. on August 12, 1988, and last revised on February 6, 1989.

Containing 0.216+ acres.

Premises herein described being portion of Tax Map Lot No. 49 in Block 1, Section 47, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1987.

Premises herein described being a portion of the same premises as described in Liber 2663 of Deeds, at page 83.

Subject to any easements, rights-of-way, covenants, or restrictions of record.

Windsor

Main Office	•	P.O. Box 687, Route 207, Goshen, N.Y. 10924	•	(914) 294-3700
Branch Office	•	P.O. Box 373, Route 55, LaGrangeville, N.Y. 12540	•	(914) 473-3730

PRIVATE ROAD MAINTENANCE DECLARATION

THIS DECLARATION, dated the 10th day of April, 1989, is intended to refer to lands owned by THOMAS MOHR and JOAN MOHR, residing at 125 Cedar Street, Apartment 7N, New York, New York 10006, which such lands are located in the Town of New Windsor, County of Orange, State of New York, and which such lands have been subdivided upon a certain Map entitled, "Plan of Minor Subdivision, Lands of Mohr", dated August 12, 1988, last revised on February 6th, 1989, made by Lanc & Tully Engineering and Surveying, P.C., and which Map is intended to be filed in the Office of the Orange County Clerk.

WHEREAS, THOMAS MOHR and JOAN MOHR took title to the lands affected hereby in a certain Deed dated January 2nd, 1987, and recorded in the Office of the Orange County Clerk on February 19th, 1987, at Liber 2663 of Deeds, page 82, and

WHEREAS, the said lands have heretofore been subdivided by THOMAS MOHR and JOAN MOHR, into three (3) lots, of which, Lots Numbered "1" and "3" are to be serviced by a private road, as is more particularly set forth on the aforementioned Subdivision Map and which such private road is more particularly described in the aforesaid Subdivision Map and in Schedule "A" hereof, and

WHEREAS, it is the intention of THOMAS MOHR and JOAN MOHR to file this Declaration and make the provisions of this Declaration binding upon all owners of the aforesaid Lots Numbered "1" and "3", their distributees, successors and assigns,

NOW, THEREFORE, IT IS HEREBY DECLARED AS FOLLOWS:

1. The owners of the respective Lots Numbered "1" and "3", set forth on the aforesaid Subdivision Map, shall meet at least annually to determine what maintenance shall be done on the road for the coming year. The owners shall also agree on the method of determining when contractors shall be requested to perform maintenance on the right of way, including, but not limited to, removal of snow, or sanding when ice conditions prevail.

2. All decisions for improvements and maintenance of the right of way shall be made by unanimous vote of lot owners who have been issued building permits. A lot owner who has not obtained a building permit is not eligible to vote and is not responsible for any portion of the maintenance expense.

3. In the event that the two lot owners cannot agree upon required improvements, maintenance, or repair, or designation of a contractor to be engaged for such work, then each lot owner shall designate a contractor to represent the respective interest of each in determining whether a particular item of maintenance, improvement or repair, or designation of a contract to be engaged for such work, shall be done. The two contractors so selected shall then designate a third contractor and the majority decision of such contractors shall be binding upon the owners. Should such dispute concern itself with the identity of a contractor to perform any work, the the three contractors shall agree upon a contractor other than the three of them to perform such work. The cost of the three contractors who shall make such determinations shall be borne equally amongst all lot owners.

4. The owner of the first lot obtaining a building permit for a residence or dwelling shall have the responsibility of chairing the first meeting of the lot owners and arranging for the first meeting of the lot owners. This individual shall be referred to as "Manager". Thereafter, the lot owners shall annually elect an individual to act as the manager.

5. Each lot owner to whom a building permit has been issued shall be responsible for and have one vote concerning any maintenance to be performed on the road and each such lot owner to whom a building permit has been issued shall be responsible for their proportionate share of the expense of all such maintenance, based upon his proportionate share related to the total number of lot owners eligible to vote.

6. The Manager of the road shall receive notification of any sums that may be due from the owners of the participating lots for the maintenance of the road. Upon receipt of an invoice for expense of the road, the Manager shall immediately notify the respective owners of the total amount of the invoice and their proportionate share of the expense. Within five (5) days of the receipt of this written notification, the respective lot owners shall forthwith deliver a check made payable to the Manager, as escrow agent. Such funds shall, in turn, be placed in an escrow account, along with the Manager's pro rata share as lot owner. The Manager shall then remit payment to the contractor, in full satisfaction of this obligation.

7. In the event one of the lot owners fails to forward his proportionate share of the expense within five days as set forth above, the Manager shall be authorized to forward the portion of the

invoice that has been paid to the contract with a statement setting forth the proportionate share that remains unpaid, and the lot owner that has not paid his proportionate share shall subject his real property to the lien of the contract, as if he had executed the contract for the performance of the work. For the purpose of this Declaration, each lot owner that is affected by this agreement hereby gives his authorization to be bound by this agreement, and by accepting a Deed to the respective lot, does hereby accept the condition of a unanimous vote for the performance of work, and the acts of the Manager in carrying out the directive of the lot owners shall be done by the Manager as an agent of the lot owners, and the lot owner consents to his actions, and agrees to be bound by them.

8. Unless otherwise agreed among the lot owners, it is hereby declared that in the event the accumulation of snow exceed four (4") inches in depth as the average depth, the Manger is authorized to engage a contractor to remove the snow from the right-of-way, without further authorization from the lot owners.

All lot owners agree that the road shall always be maintained so as to be passible by ordinary passenger vehicles, and this shall include repair of potholes that exceed four (4") inches in depth, or grading of road when the difference in elevation of portions of the travel area exceeds six (6") inches.

9. The parties agree that the road Manager shall not be liable for any acts, or failure to act, as road Manager. Should any claim be made against the road Manager arising out of his duties as road Manager, the other lot owners will hold him harmless and indemnify the road Manager against any such claims. Each lot owner shall

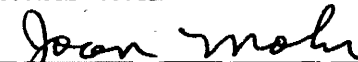
maintain sufficient homeowner's insurance to protect against any such claims.

10. In addition to the foregoing paragraph, each lot owner agrees to indemnify and hold the other lot owners harmless from any and all liability for injury or damage when such injury or damage shall result from, arise out of, or be attributable to any maintenance or snow-plowing conducted pursuant to this agreement.

11. This agreement shall bind the signatorees, their heirs, successors and assigns, ~~and until this agreement shall be amended or terminated by all of the lot owners on the map, or~~ until the aforesaid private road shall become a Town Road, whichever event shall first occur, this agreement shall remain in full force and effect.

12. Each party to this agreement represents and warrants that he has been fully apprised of the fact that the Town of New Windsor will not maintain the private road which is the subject of this agreement. Each party further acknowledges that there will be no public services such as road delivery, plowing, maintenance, or any other type of service, and each party to this agreement releases the Town of New Windsor, its successors and assigns from any liability regarding said road and any duty or obligation for maintenance in any manner whatsoever.


THOMAS MOHR


JOAN MOHR

STATE OF FLORIDA

COUNTY OF Hillsborough

ss: 261-19-3381

On this 8th day of April, 1989, before me personally appeared JOAN MOHR, to me personally known and known by me to be the person described in and who executed the foregoing Instrument, and she acknowledged before me that she executed the same.

Debra S. Kinser
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: JUNE 8, 1991
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF NEW YORK

COUNTY OF WESTCHESTER

ss:

On this 10th day of April, 1989, before me personally appeared THOMAS MOHR, to me personally known and known by me to be the person described in and who executed the foregoing Instrument, and he acknowledged before me that he executed the same.

Jerry Levine
Notary Public

JERRY LEVINE
Notary Public, State of New York
No. 41-468217
Qualified in Westchester County
Commission Expires MAY 31 1989

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

SCHEDULE "A"

March 9, 1988

PROPOSED ACCESS EASEMENT
LOT NUMBER 1, MOHR SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, and being more particularly bounded and described as follows:

Beginning at a point in the southerly line of Garden Drive at the intersection of said southerly line with the division line between lands now or formerly Mohr on the west, and lands now or formerly Myzelow on the east, said point being the northeasterly corner of lands herein described; thence running southerly along the easterly line of lands now or formerly Mohr, (1) South 12°-55'-00" West a distance of 183.49 feet to a point being the southwesterly corner of lands now or formerly Myzelow, said point also being the southeasterly corner of lands herein described; thence running through lands now or formerly Mohr, (2) South 52°-52'-14" West a distance of 77.86 feet to a point, said point being the southwesterly corner of lands herein described; thence running northerly along the westerly line of lands herein described and partly along the westerly line of lands now or formerly Mohr, and the easterly line of lands now or formerly Callas, (3) North 12°-55'-00" East a distance of 243.56 feet to a point in the southerly line of Garden Drive, said point being the northeasterly corner of lands now or formerly Callas, and said point being the northwesterly corner of lands herein described; thence running easterly along the southerly line of Garden Drive, (4) South 75°-01'-27" East a distance of 10.78 feet to a point; and (5) South 77°-05'-00" East a distance of 39.23 feet to the point or place of beginning; all as shown on a map entitled "Plan of Minor Subdivision, Lands of Mohr, Town of New Windsor, Orange County, N.Y.", made by LANC & TULLY, P.C. on August 12, 1988, and last revised on February 6, 1989.

Containing 0.245± acre.

Premises herein described being a portion of Tax Map Lot Nos. 48 and 49 in Block 1, Section 47, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1987.

Premises herein described being a portion of the same premises as described in Liber 2663 of Deeds, at page 83.

Subject to any easements, rights-of-way, covenants, or restrictions of record.

mohr

Main Office • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • (914) 294-3700
Branch Office • P.O. Box 373, Route 55, LaGrangeville, N.Y. 12540 • (914) 473-3730

Portion of Town of New Windsor
47-1-48 & 49

MOHR - SUBDIVISION - CEASAR'S LANE (87-41)

Mr. Art Tully came before the Board representing this proposal.

Mr. Tully: I had the opportunity to speak today with Mark over his comments and the last time we were before the Board, there was some concerns over access to the two lots particularly, in regard to site grading and the impact of that grading on some of the trees on the site. Following that visit, we went out and located as many as those trees as we could and we have revised the entrance to the property by taking advantage of location of the new trees, large trees, rather, we have shifted the driveway around and reduced site grading and therefore have been able to save most of the trees that exist on site. We feel that this currently is a much better use of the property in terms of lessening the impact in grading erosion and vegetative removing.

Mr. VanLeeuwen: I remember agreeing to the common drive so that we didn't have to move the trees.

Mr. McCarville: What is the purpose of this.

Mr. Tully: That is a temporary stilt fence to be used during construction and we give a detail of how it is going to be constructed over here.

Mr. Pagano: Do you have any lighting on this driveway.

Mr. Tully: No.

Mr. Pagano: Street sign.

Mr. Tully: No. It is a private driveway.

Mr. VanLeeuwen: I know why we did that because there is several big trees in this area and they didn't want to take the trees down.

Mr. Pagano: How does a visitor find this place, I mean.

Mr. VanLeeuwen: You have a problem.

Mr. Pagano: There should be some sort of a recognition.

Mr. McCarville: They have a mailbox on the street.

Mr. VanLeeuwen: I have alot of people that I don't want to find me.

Mr. McCarville: What about the finished surface of that drive.

Mr. Tully: We are talking about in one of the changes that we are going to make is one coat of oil and chip on top of six inches of run-a-bank, gravel or crushed shale. That was a change that was one of the town engineer's comments.

Mr. Pagano: It is marked dustless.

Mr. Tully: I have a marked up copy I gave another copy to Mark instead of dustless, we are going to have a oil and chip surface.

Mr. Pagano: Mark, is that fine.

Mr. Edsall: That is mainly requested based on the input from the fire inspector from the last couple submittals.

Mr. Soukup: Does the existing house have a sewer hook-up.

Mr. Tully: The existing house has on-site septic system. I don't believe it is tied in to the water system is tied to town water but the sewer is on-site.

Mr. Soukup: Is it within the boundaries that you are proposing.

Mr. Tully: We think that it is out in this area here. It is a very old house.

Mr. Soukup: It is within the subdivided lot, not outside the parcel.

Mr. Tully: Right, if you are out there, you will see that the whole area is wooded around the house and they built the septic right up along side the house.

Mr. McCarville: Where is this deeding to the town property.

Mr. Tully: There is a piece that comes, the property--see this here, to that arrow that is where the current property line is right now. It goes across Ceasar's Lane so we deeded that over to the town for dedication and come back to this line here.

Mr. Schiefer: Can you show us that here.

Mr. Tully: Yes.

Mr. Schiefer: That triangle would get deeded to the town.

Mr. Tully: Correct.

Mr. Soukup: The existing septic on lot 2 should be added as a note. I don't see any reference to it on the map at all.

Mr. Tully: Okay.

Mr. Schiefer: On the 11th of January of this year, the fire department approved this plan and prior to that, the water department has approved it.

Mr. VanLeeuwen: I will make a motion that we declare a negative declaration with regard to the SEQR process on the Mohr Subdivision-

Ceasar's Lane 87-41.

Mr. Pagano: I'll second that motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye
Mr. Soukup	Aye

Mr. VanLeeuwen: I make a motion that we approve the Mohr Subdivision-Ceasar's Lane 87-41 subject to our engineer's report and a location of the septic on lot #2. Map dated December 30th, 1988.

Mr. Pagano: I will second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye
Mr. Soukup	Aye

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 January 1989

SUBJECT: Mohr, Lands of

PLANNING BOARD REFERENCE NUMBER: 87 - 41

FIRE PREVENTION REFERENCE NUMBER: FPS-89 - 002

A review of the above referenced subject site plan/ sub-division was conducted on 11 January 19 89.

This site plan was previously disapproved under the Fire Prevention Reference number(s) of FP-88-74.

This site plan is found acceptable.

Site Plan Dated: 30 December 1988.

Robert F. Rodgers; CCA
Fire Inspector

CC:M.E.

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

December 30, 1988

Town of New Windsor Planning Board
Town of New Windsor Town Hall
555 Union Avenue
Newburgh, NY 12550

Re: The Mohr Subdivision
Caesars Lane and Garden Drive

Attention Planning Board Chairperson:

The following letter is in reply to the Town of New Windsor Planning Board review comments dated November 9, 1988, regarding the above cited project. Enclosed with this letter please find fourteen (14) sets of the latest revised plans dated December 30, 1988. With this submission we are requesting placement on the January 11, 1989 Planning Board Agenda.

The following items are listed for your consideration:

1. Based on information obtained from the Planning Board after a site visit, specifically concerning the desire to preserve existing trees and reduce site grading and disturbance, the proposed location of houses and driveways on Lots 1 and 3 have been revised. Lot 1 has frontage and access onto Garden Drive. Lot 3 has frontage on Caesars Lane, and has entrance access from Garden Drive through an easement over Lot 1, via a common driveway. As discussed with the Planning Board, this configuration provides the solution of minimum site disturbance and maximum preservation of trees.
2. Soil erosion details and construction notes have been added to the Plan.
3. Every attempt has been made to preserve the existing trees on the proposed building lots, Lots 1 and 3. Due to Engineering design modifications, a minimum number of trees will be affected. It is our understanding that the architectural design of the proposed dwellings is also critical to the preservation of the trees on this site, and we suggest that an architectural review by the Town Building Inspector be made prior to issuance of a building permit.

Main Office	•	P.O. Box 687, Route 207, Goshen, N.Y. 10924	•	(914) 294-3700
Branch Office	•	P.O. Box 373, Route 55, LaGrangeville, N.Y. 12540	•	(914) 473-3730

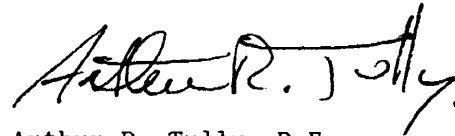
Re: The Mohr Subdivision
Caesars Lane and Garden Drive

December 30, 1988
Page 2

4. The common driveway for Lots 1 & 3 will be constructed of 6" of Item # 4 or run-of-bank gravel to provide a dust free surface.
5. A note has been added regarding the responsibility of maintenance for individual pump stations; please see Note No. 9 on the Plan.
6. It is our understanding at this time, that the requirement for a Public Hearing has been waived.

Yours truly,

LANC & TULLY, P.C.

A handwritten signature in dark ink, appearing to read "Arthur R. Tully", with a stylized flourish at the end.

Arthur R. Tully, P.E.

Enclosures

ART/LM/kgs

mohr-sub

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~ SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Lane & Tully for the building or subdivision of
MORRIS has been
reviewed by me and is approved ✓
~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Please call water Dept. for locations
of water mains for tap

HIGHWAY SUPERINTENDENT

Steve D. Davis
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Mohr Subdivision
PROJECT LOCATION: Caesar's Lane and Garden Drive
PROJECT NUMBER: 87-41
DATE: 9 November 1988

1. The project involves the subdivision of a 4.2 +/- acre parcel located between Caesar's Lane and Garden Drive. The plan was previously reviewed at the 23 September 1987, 14 October 1987 and 28 September 1988 Planning Board Meetings. The project currently is proposed as a three (3) lot subdivision with a private road off Garden Drive.

2. Following the appearance at the 28 September 1988 Planning Board meeting, the Board was to make further field evaluation and review. The observations from any review by the Board should be further discussed at this meeting.

3. The following comments are noted for this revised layout:

- a. The access should be indicated as a private road, not a "common driveway".
- b. Soil erosion should be addressed.
- c. The Board should discuss the effect on the trees of the grading as proposed.
- d. The private road should include a finished surface.
- e. A note should be added that the maintenance of the individual pump station is the responsibility of the individual lot owners.

4. The Board should determine if a public hearing is necessary for this minor subdivision, or if same can be waived.

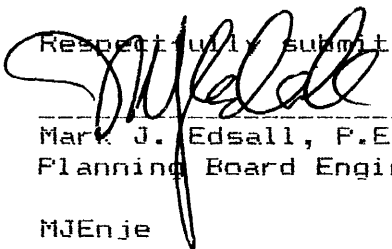
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Mohr Subdivision
PROJECT LOCATION: Caesar's Lane and Garden Drive
PROJECT NUMBER: 87-41
DATE: 9 November 1988

-2-

5. At such time that the Board outlines their determinations with regard to the field conditions and the above comments, further engineering review can be made and comments provided, if necessary.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

Mohr

MOHR - GARDEN DRIVE - SUBDIVISION (87-41)

Mr. Art Tully came before the Board representing this proposal.

Mr. Tully: Last time we were here there was some question over the location of the driveways in regard to particularity, the trees on-site. There was also some question in regard to access for emergency vehicles. Since that time, the members of the Planning Board made a site inspection of the property and there were some recommendations made as to the location of the driveway, also as to the type of driveway. I also believe that you received some correspondence from the Fire Marshall in regards to the application.

Mr. Scheible: The last time we were down there doing a site inspection, a couple of us guys, whoever was down there.

Mr. Lander: I was there.

Mr. Scheible: We noticed there was probably tree growth down there that could never be duplicated in this Town, maybe 40 inch trees that we just didn't want to see destroyed. At that time, we asked the applicant if he could get in touch with the Fire Inspector and possibly narrow the roadway allowing certain trees to be left on the site. Since that time, as of October 11, 1988, we have a note here from Mr. Rogers. It says I spoke with Art Tully and he indicated that it may be necessary to move the driveway slightly in order to save some of the trees on the property. This is acceptable as long as an apparatus can get under the overhanging tree limbs. So, you understand.

Mr. Tully: Right.

Mr. Scheible: I am glad the Fire Inspector did see it our way. I feel good about that.

Mr. Tully: In addition to that, we have also located more of the trees that are out there and we can get a location of driveways for both of the lots different from this which would reduce the amount of grading necessary and also reduce the number of trees which would be impacted by the two houses proposed. Now, there was some question, I think, at the time that we walked it as to what type of a road this would be. I think we talked about perhaps leaving it as private driveway so that we could work with a road that could fit in between the trees. If we made it into a, I think it was a common, is that what your title is, common driveway.

Mr. Babcock: Private road.

Mr. Tully: It would have to be a certain width and paved in order to preserve the trees. We did have to do something a little bit different. My suggestion at the time was that either we make two 25 foot strips or that we provide an easement from one owner of lot #3 to lot #1 so we can build it as a driveway and try and save those trees.

Mr. Jones: Right where you have these spotted out is where the houses are going to be now, right.

Mr. Tully: Right.

Mr. Scheible: Let me ask you in these areas in here, how much are you reducing the grade at all to bring the driveways in.

Mr. Tully: What we are able to do is swing the driveway further here. I found an old trail right through here.

Mr. Scheible: Like a clearing.

Mr. Tully: That already exists that comes approximately through here in this area which means we can widen that existing trail into a driveway and we would take a look at maybe a different type of architecture for the house on this lot #1. We can swing a driveway coming in here with it which is saving that larger tree.

Mr. Scheible: Right, that is this map. This is the original map. This is back before we did that site inspection. Right now, there is a large existing tree right in here.

Mr. Tully: So, we did take this driveway and bring it through here again changing the architecture of the house, that would be through this way.

Mr. Scheible: What I am trying to get at is we don't want to see the terrain lowered anywhere around the trees or else it is no sense in even trying to save the trees because they are going to die.

Mr. Tully: That is why we are looking to change to locations of the drives. It is critical for you to give us some direction as to how we handle this part of the road.

Mr. Lander: Coming in from Garden.

Mr. Scheible: Private road or common driveway.

Mr. Tully: If we can do it as a common driveway, we can have more flexibility in the design, its location and also in saving trees.

Mr. Scheible: We are only talking about two lots coming off of this common driveway.

Mr. Lander: We don't want this to look like a road. There is only going to be two houses so we want it maintained, the integrity of the neighborhood maintained not having a road going back there.

Mr. Ronces: There is going to have to be some compromise with the Fire Inspector because he is going to want it suitable with emergency vehicles.

Mr. Lander: They are going to have to back out. There is nothing you can do.

Mr. Babcock: The only problem I see that in my opinion on the common drive and the private road is that if you have a common drive you are going to run into a possible problem with road frontage on lot 1 and 3.

Mr. Tully: We thought we might be able to overcome that in terms of the legality of it by saying lot #3 has road frontage on Ceasers Lane but not using that as a point of access. It has access to Garden, lot #3 meets all the criteria for the lot on Ceasers Lane.

Mr. Babcock: That is a good point but lot 1 would--

Mr. Tully: Lot 1 would have the 50 foot wide strip.

Mr. Babcock: It is 60 foot requirement.

Mr. Tully: We can't do anything about that.

Mr. Babcock: I am thinking--

Mr. Scheible: This is a unique situation what we are trying to get is cooperation between the applicant and the Planning Board here. We don't want him to come in and put an ugly looking road in this site. I am trying to make it blend in with the neighborhood. I think maybe sometimes we have to waive that 60 foot frontage that would have to go to the Zoning Board of Appeals. We can make a recommendation.

Mr. Rones: We really wouldn't have the authority.

Mr. Scheible: We can make the recommendation to the Zoning Board of Appeals.

Mr. Lander: I think that is a good idea.

Mr. Jones: Yes, I will go along with that.

Mr. Pagano: I agree. If we are going to, we are doing some good here.

Mr. Babcock: The other question is when you are running the water and sewer lines, I noticed that there is an easement across lot 3 for lot 2 but I don't really know that there is an easement for the sewer line. The sewer lines are going to be running up through along lot 1. I assume that 15 foot water easement runs completely to Garden Drive.

Mr. Tully: Right.

Mr. Babcock: On the other side of the road, we have a sewer line that is coming from lot 3 that would probably require an easement.

Mr. Tully: Yes, well, I am trying to resolve that common drive area and once we do know how we are going to handle that, we can handle the easements, right-of-ways, utilities.

Mr. Babcock: We have resolved it as long as the Zoning Board of Appeals is willing to give you a variance for lot 1 as far as lot frontage. The common drive would not be a problem.

Mr. Scheible: Did you get a copy of the notes?

Mr. Tully: From McGoey and Kauser, the latest I have is September 28th if it is the same letter, than I have it.

Mr. Scheible: No, it is as of November 9th. They'd also like a note put on there, the maintenance of the sewer pump. That is the land-owner's responsibility not the Town's to maintain sewer pumps.

Mr. Tully: Okay.

Mr. Pagano: Are we going to require a bond?

Mr. Scheible: For the road?

Mr. Pagano: Yes.

Mr. Scheible: Mike, how do you feel about a bond for this road here.

Mr. VanLeeuwen: What do you need 60 feet for if it is a private road.

Mr. Babcock: It is not a private road.

Mr. Scheible: We are going for a common driveway.

Mr. VanLeeuwen: Isn't that what we wanted. They are willing to put in a private or public, we want to save the trees.

Mr. Scheible: We are trying to circumvent around the trees.

Mr. Babcock: We don't have the right to waive the requirements of the law. You can go with a private or a common road but if a piece of frontage doesn't have 60 feet on the road in this particular zone, it wouldn't be eligible for a building permit is where the problem is.

Mr. Tully: If that were a private road, that wouldn't be the case.

Mr. Babcock: If it was a private road, where the easement line goes, I would assume where the easement line goes for the water line, that would be a lot line there and then you'd create your 60 foot frontage or a cul-de-sac or whatever on the radius of the cul-de-sac, you can gain 60 feet very easily.

Mr. Tully: If we call it a private road, can you waive the requirement of width of a private road so we can leave it as a private road but make it narrower perhaps.

Mr. VanLeeuwen: That we can do. We don't have any private road specs. I think we should leave it a private roadway with an agreement to save the trees.

Mr. Tully: Why don't we leave it until I get the next plan. If you need a private drive and avoid the Zoning Board of Appeals, we'd like to try and do it that way.

Mr. VanLeeuwen: Private road.

Mr. Scheible: Get a new map, put together and include those points that the engineer has made and give us something more visible to look at. Show us the location of the driveway.

Mr. VanLeeuwen: Comment A access should be indicated as a private road, not, common driveway.

Mr. Tully: We can take care of that and at that point, make a decision as to how to handle the frontage.

Mr. Babcock: What usually happens typically, the lot line would run up the center of the common road so both parties would own it and then when you have the intersection down here, it would be in a dash line with the road common driveway, whatever you want to call it somewhere in that area and that is where your line would come in to

give your 60 feet of road frontage for both lots, for lot 1.

Mr. Scheible: Yes, how do you feel about the public hearing.

Mr. VanLeeuwen: I will make a motion that the Planning Board of the Town of New Windsor waive the public hearing for Mohr - Garden Drive Subdivision 87-41.

Mr. Lander: I will second that motion.

ROLL CALL:

MR. JONES	AYE
MR. PAGANO	AYE
MR. VANLEEUEWEN	AYE
MR. LANDER	AYE
MR. SCHEIBLE	AYE



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Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Mohr Subdivision
PROJECT LOCATION: Caesar's Lane (north side)
PROJECT NUMBER: 87-41
DATE: 28 September 1988

1. The project involves the subdivision of a 4.2 +/- acre parcel located between Caesar's Lane and Garden Drive. The plan was previously reviewed at the 23 September 1987 and 14 October 1987 Planning Board Meetings, at which time the subdivision was proposed as a four (4) lot subdivision having access for each lot from Caesar's Lane.

The Plan has been significantly revised to now provide for access by private road off Garden Drive and having a total of three (3) residential lots.

2. Previous reviews for both the Fire Prevention Bureau, Highway Department and Engineering all had concerns with regard to the culverts/bridges crossing the stream along Caesar's Lane. Based on this revision and alternate access, this concern is eliminated.

3. The Board should review this new sketch plan for general acceptability. I have the following initial comments regarding the new plan:

- a. The roadway should be indicated as a private road, rather than a "common driveway". Appropriate notes should be added.
- b. Soil erosion will be a major concern during development. Appropriate details and notes should be added.
- c. The plan locates the significant trees in the upper portion of the property; with the grading as proposed, will these trees survive?

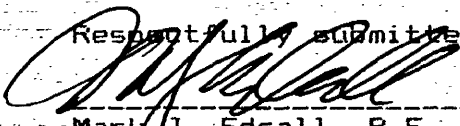
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Mohr Subdivision
PROJECT LOCATION: Caesar's Lane (north side)
PROJECT NUMBER: 87-41
DATE: 28 September 1988

-2-

- d. Will the Board require a finished surface on this private road as in recent other cases?
 - e. A note should be added indicating that the maintenance of the individual pump stations are fully the responsibility of the individual lot owners.
4. The Board should consider taking Lead Agency under the SEQRA review process.
5. The Board should determine if a Public Hearing is necessary for this minor subdivision or if same can be waived.
6. At such time that the Board has made its initial sketch review of this layout, further engineering review can be made and comments provided as necessary.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

mohr

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 August 1988

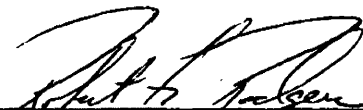
SUBJECT: Land of 2/0hr

Planning Board Reference Number: not supplied

Fire Prevention Reference Number: 88-74

A review of the above referenced subject site plan/subdivision was conducted on 24 August 1988.

This site plan/subdivision is found acceptable.



Robert F. Rodgers; CCA
Fire Inspector

Mr. Tully: From Land and Tully, were before the Board representing this proposal.

Mr. Tully: We were in here earlier with a version of this which involved the lots having frontage on Caesar Lane involving the crossing of the creek. That was a four lot subdivision. Since that time, we have taken a closer look at the drainage there and the involvement of crossing the creek. The involvement of Caesar's Lane and driveways off Caesar's Lane we have had a modification of the design. The subdivision has been reduced from four to three lots, two of these being new lots, one being the existing house and the two proposed houses would have access to Garden Drive through a common drive, rather than coming out to Caesar's Lane. The water and sewer would be provided to the utilities as they are located in Garden Drive and there would be no access out to Caesar's Lane either for road or utilities. And no crossing of the stream.

Mr. Van Leeuwen: That is a better idea.

Mr. Tully: There is also less impact on the land. Before, we tried to do a grading plan of it, and it was a major. This is significant enough, but the four lots after we start to grade it were completely regrading over almost the entire property. So, this is the lessening of the impact.

Mr. Van Leeuwen: Is he going to maintain?

Mr. Tully: Everything pretty much the same for the original house.

Mr. Van Leeuwen: You have to make this a private road.

Mr. Tully: I spoke to Mark about it and I understand we will do that as a private road.

Mr. Van Leeuwen: We can't accept a common drive there is only 50 feet there is not enough frontage. He has to make that into a private road.

Mr. Jones: Up to private road specs?

Mr. Tully: Yes.

Mr. Van Leeuwen: We need a cul-de-sac.

Mr. Tully: We can provide a turn around area there is almost a T right now. We can regrade it to make a T intersection. These are proposed elevations so you can see the grading. Everything you see there is proposed.

Mr. Mc Carville: Do the proposed driveways interfere with any of the larger trees?

Mr. Tully: Some of them do. We have located all the larger trees on the survey. They are all indicated and the driveways will effect the location of some of those trees.

Mr. Mc Carville: There is some awful big trees in there.

Mr. Tully: Yes, some of them are unavoidable to take down. We are going to try

and save as much as we can but in some instances we can't help taking some of the trees down. We can try angling the driveway slightly but I think with the grading that is involved if they are not cut down they are going to be affected by the cuts and fills. I don't see that one of the trees will be affected.

Mr. Mc Carville: The trees are also critical to your soil retainment.

Mr. Tully: Right. We are prepared to do a restoration plan either through in the regarding of grass or trees or shrubs or whatever to help prevent soil erosion that is another thing I will be discussing with the Town Engineer. But we are prepared to replace what is taken out. Of course we can't replace some of these larger trees but we will replant these there.

Mr. Scheible: At the last time you submitted plans there was a problem with the Fire Bureau. They never approved it at that time because of the bridge of culvert that they have to cross over and they said it would never support a 25 ton vehicle. How do you intend to--

Mr. Tully: Those are all eliminated now that is when we had access from Caesar's Lane crossing so we didn't have any of those bridges at this point at all.

Mr. Van Leeuwen: What did you have to buy a piece of property?

Mr. Tully: No, it was owned all the time.

Mr. Scheible: You are not going to use that at all, that culvert?

Mr. Tully: The only use of the culvert is for the existing house as it exists now but it is a walkway across, it is not used for driving vehicles so all those comments in regard to the stream in terms of drainage and all the rest are moot because we changed the design.

Mr. Scheible: My biggest problem is the trees that are in there.

Mr. Jones: You have a lot of nice trees.

Mr. Scheible: You have some 48 inch growth and there is nowhere else in this Town that you have a tree growth that you have in this certain little area and it's got to be preserved as much as possible.

Mr. Van Leeuwen: Those Tulip trees don't grow wild.

Mr. Scheible: That is going to have to be preserved as much as possible.

Mr. Mc Carville: We ought to take a look, the driveway has to curve to a degree because there is some really beautiful trees.

Mr. Tully: If we can have some leeway, on your part in terms of the configuring of the driveways, perhaps with the grades we can work around the trees.

Mr. Scheible: I'd like to set up another meeting and if you can stake out.

Mr. Tully: They are all located on the plan.

Mr. Scheible: Here but where the road is going to be doing it there.

Mr. Tully: We can locate houses and if I go out, what is the best way to get the driveway, then we can flag the location for the drive and locate it on the plan. I will be happy to do that.

Mr. Van Leeuwen: The driveway you can work with. The biggest problem is with the roadway. We have to have a turn around here.

Mr. Tully: We can work together. We can develop an area to turn around swing it around without having to go right through. I think we can do that.

Mr. Scheible: I'd like to set up a meeting some weekend. We can't do it evenings anymore. Maybe on a Sunday morning or something like that.

Mr. Mc Carville: I will make a motion that the New Windsor Planning Board takes lead agency status under the SEQR process with regard to Mohr Subdivision.

Mr. Jones: I will second that.

ROLL CALL:

MR. SCHIEFER	AYE
MR. PAGANO	AYE
MR. VAN LEEUWEN	AYE
MR. MC CARVILLE	AYE
MR. JONES	AYE
MR. SCHEIBLE	AYE

Mr. Van Leeuwen: We should ask him to take a turn around and go to the Fire Inspector. Actually, if you put in a turn around for town specs, you are going to go against exactly what you are trying to accomplish.

Mr. Babcock: What about the road surface.

Mr. Van Leeuwen: Like everybody else.

Mr. Scheible: Private road specs right just if we ever get private road specs approved. We know what we want.

Mr. Babcock: To let him know what we are going to be looking for (one more thing he can have on the plan next time.

Mr. Van Leeuwen: Take this to the fire inspector and tell him about our concerns about the trees.

Mr. Scheible: We will give you a call with regard to when we are going to come out.

Mr. Tully: Any other comments regarding the plans besides the driveway and the trees that we can be addressing?

Mr. Van Leeuwen: I have none.

Mr. Scheible: I have none.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Previously Submitted Environmental Assessment Statement
- *2. " Proxy Statement
3. Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. ✓ Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. _____ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: 8/22/88

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 August 1988

SUBJECT: Land of York

Planning Board Reference Number: Not supplied #87-41

Fire Prevention Reference Number: 88-74

A review of the above referenced subject site plan/subdivision was conducted on 24 August 1988.

This site plan/subdivision is found acceptable.


Robert F. Rodgers; CCA
Fire Inspector

11 October 1988

Spoke with Arthur Tully of Lane & Tully and he indicated that it may be necessary to move the driveway slightly in order to save some of the trees on the property. This is acceptable as long as apparatus can get under overhanging tree limbs



BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H.

O.C.P. WATER, SEWER, HIGHWAY REVIEW FORM:

D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Cane & Tully for the building or
subdivision of Lands of Mohr has been
reviewed by me and is approved ✓
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

water is available at area where
requested - notify water dept. for further
details -

HIGHWAY SUPERINTENDENT

James D. Dwyer

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: Mohe-4 Lot Subdivision

PROJECT NO. : 87-41

TYPE OF PROJECT: Subdivision ☒ Site Plan _____
Lot Line Change _____ Other (Describe) _____

<u>TOWN DEPARTMENT REVIEWS:</u>	Date <u>App'd</u>	Date <u>Not App'd</u>	Not <u>Required</u>
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	_____	6/16/87	_____
Sewer	_____	6/8/87	_____
Water	✓	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYS DOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action _____
Determination _____
EAF Short ☒ Long _____ Submitted _____ Accepted _____
Proxy: Filed yes Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____
Other _____
(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date	_____	+ 30 days = Action Date	_____
Preliminary P/H Date	_____	+ 45 days = Action Date	_____
Preliminary App'l Date	_____	+ 6 months = Final Resub. Date	_____
Final Plan Date	_____	+ 45 days = Final App'l Date	_____

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date	_____	+ 6 months = Submittal Date	_____
First Meeting Date	_____	+ 90 days = Final App'l Date	_____



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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ~~Mahr~~ SubDivision
PROJECT LOCATION: Caesars Lane
NW#: 87-41
14 October 1987

1. The applicant proposes a four (4) lot subdivision of an existing 4.2 +/- acre parcel. The plan was reviewed as a Sketch Plan at the 23 September 1987 Planning Board meeting.
2. As of 1 P.M. on 13 October 1987 (the day before this meeting), revised plans for a subject project had not been received by our office. Therefore, no review could be made for this project.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJEdsall

Art Tully came before the Board representing this proposal.

Mr. Tully: Last month we were here. We presented the plan. I believe you were going to make a site inspection and get back to us with your comments.

Mr. Scheible: It seems that we made a site inspection. When were these plans submitted?

Mr. Tully: Prior to the last meeting.

Mr. Edsall: These haven't been revised, correct?

Mr. Tully: These are the same ones.

Mr. Reyns: You're waiting for our comments on them. I guess he is waiting for our comments. Do you have any other than these?

Mr. Edsall: I believe the comments from the previous meeting we passed on.

Mr. Tully: We haven't received anything.

Mr. Edsall: I did comment on the 23rd of September.

Mr. Scheible: One of the items I remember discussing was what I looked at is the most important is how the stream is going to be handled, the type of

bridge work you intend on putting over the stream and how big the culverts are going to be and so forth. Has there been any?

Mr. Tully: In terms of the type of culvert we are proposing is probably arch type or bridge. It is not going to be a simple culvert type. Something more substantial.

Mr. VanLeeuwen: There is an awful lot of water in this springtime. It really rages. It's been washed out more and more. I suggest you put a bridge with a culvert that will wash out.

Mr. Tully: We know it is a substantial size stream.

Mr. Reynolds: Isn't that also going to have to be wedged in on either side for quite a distance because of the water flow that comes down through there because you get floods.

Mr. VanLeeuwen: How are you going to wedge it?

Mr. Reynolds: Anchored in on either side.

Mr. VanLeeuwen: You see a lot of those pipes sitting 80' down stream.

Mr. Tully: We were looking at an arch type anchored in concrete at either end which has a concrete footing.

Mr. Reynolds: That would make more sense it would seem.

Mr. McCarville: And your sewer and water lines are going to lie on top?

Mr. Tully: We were thinking about coming down the drive.

Mr. McCarville: They'd all be hooked to town water.

Mr. Tully: Yes.

Mr. McCarville: Can the well be, is there an underground storage tank on the lot?

Mr. Tully: I'd say yes. We located that when we did the survey.

Mr. McCarville: We ought to take a look at the tank, how big it is and how old it is. It is right bordering on the stream that goes directly into the Hudson.

Mr. Scheible: I am just reading through here, Mark. It is a copy of the comments presented by your engineer at the last meeting, our engineer at the last meeting. Your best bet is to stop in at our office within the next couple of days and pick up a copy of these comments.

Mr. Tully: Okay, is there anything there marked that we might be able to discuss tonight?

Mr. Edsall: Item number seven, the applicant should correct the bulk table information shown, specifically the frontyard set back and building height

requirements. In addition, the minimum floor area should be indicated on the plan. One of my pets on this project will be the trees that are there. They are probably some of the most magnificent growth we have in the Town of New Windsor. I'd like to see any development down there be built around these trees and leave the trees in place. You have some 200 year old growth and I'd hate to see any trees destroyed like they did in one of the lots a little bit up the road. They were wiped off the map. I hate to see that happen.

Mr. Tully: We are aware of it. When we had the topo map we were going to indicate all the larger trees and what impact the construction might have on the trees.

Mr. VanLeeuwen: One thing the lot lines show down past Caesar's Lane.

Mr. Tully: That is where the existing property line is. We are also proposing to dedicate to the Town back to this line here.

Mr. McCarville: This carport will be removed there?

Mr. Tully: Yes.

Mr. McCarville: Do you have some plans on the archways, how you propose to structure them?

Mr. Tully: We will have that as we move along. We just want to find out if you have some major concerns, anything besides drainage. As we go to preliminary, we will give more detailed information.

Mr. Scheible: The existing masonry dwelling close to Caesar's Lane here from what I see walking around there, it looks like it has been turned in to either one apartment or two. It is built up inside and I am sure that there hasn't been any permit given for the apartment since there is a gardenhose sticking through the window for the water supply. I didn't think the town would approve of that as a water supply.

Mr. Tully: I don't know who is supplying who in that situation. I will try and track that down and find out.

Mr. Reynolds: One thing that I have before you leave. This road here, there is quite a bend in it and the site distance on the drives. I was wondering--

Mr. Tully: We can measure it and indicate it on the plan.

Mr. Reynolds: Make sure it is open and level to make sure that a car coming out can see.

Mr. Scheible: Also show, I'd like to see the grade of the drive.

Mr. Tully: We can do profiles on each of the drives if you like. We will wind up doing it anyway.

Mr. Scheible: It all depends where you put the house. It takes a decline there.

Mr. Tully: We were anticipating garages at a lower level once we get topo.

We'd have first floor elevations, garage floor elevation and profiles of the drives.

Mr. Scheible: It is a beautiful piece of property. We will move on to the preliminary plan then. Very good.

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

October 27, 1987

Town of New Windsor
Planning Board
555 Union Ave.
New Windsor, NY 12550

Attn: Ms. Lynn Vance

Re: Mohr Subdivision
Caesars Lane

Dear Lynn,

The above Subdivision was on the agenda for the October 14, 1987 Planning Board meeting. At that meeting several items were discussed at the Planning Board request, because of the site conditions for this project. In addition, there was an Engineer's letter with additional items to be addressed as part of the Preliminary Plan. I would like to request a copy of the minutes for the October 14th agenda, addressing this project as well as a copy of the Engineer's letter with his comments. It would be greatly appreciated if you could forward these to the Goshen office at your earliest convenience. Thank you.

Very truly yours,

LANC & TULLY, P.C.

Carolyn Bailey
Carolyn Bailey

CB/jc
nwindpb

request forwarded 11-19-87

Main Office	•	P.O. Box 687, Route 207, Goshen, N.Y. 10924	•	(914) 294-3700
Branch Office	•	P.O. Box 373, Route 55, LaGrangeville, N.Y. 12540	•	(914) 473-3730

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Mohr Subdivision
PROJECT LOCATION: Caesars Lane (North Side)
NW #: 87-41
23 September 1987

Page 2

8. The Board may wish to discuss the future intent of the 39' +/- strip to Garden Drive from the rear of Lot No. 2. Topography information for this portion of the property may be desirable as part of the evaluation.

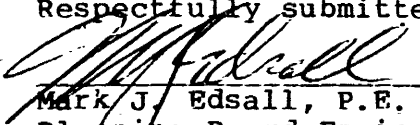
9. The Applicant should take note that in addition to General Note No. 6 which references the 100 year flood plain, compliance with the recently adopted Flood Damage Prevention Local Law (LL #2, 1987) is required.

10. The Board should, for the record, determine if a Public Hearing will be required for the proposed minor subdivision or if a waiver for same will be granted per Paragraph 4.B of the Subdivision Regulations.

11. Future submittals should include all additional information as required by the Town of New Windsor Subdivision Checklist. Upon such submittal, additional comments may be presented.

12. The Board may wish to take action to assume the position of Lead Agency under the SEQRA Review Process.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

Carolyn Bailly came before the Board representing this proposal.

Ms. Bailly: I represent Lanc and Tully tonight. This is Joan Mohr the owner of the property and this is Eldred Carhart. What we have here is a 4.9 acre parcel, we are proposing to subdivide into four lots. The parcel is in the north side of Ceasars Lane and across the front of the parcel between the road and the existing dwelling is a stream. There are presently two dwellings on the site, one down close to Ceasars Lane, lot number 2. The stream running through the property flows in an easterly direction. There is a dam across it here that allows access to the house in the back of the lot. There is also a house here on the parcel. Both houses are served by a gravel drive in the front and carport proposed to be torn down. What we are proposing is two lots, lot number 2 could retain both dwellings and the dirt gravel drive in the front for driveway and then we propose lot 1,3 and 5 as individual single family homes with drives crossing the stream onto Ceasars Lane. This is serviced with water and sewer which are both in Ceasars Lane and what we propose is service connections across the stream. We could either take it over or pump it under the stream. That would have to be decided when we had a more detailed topographical survey. We are having a hard time of obtaining information on the sewer on Ceasars Lane. We know where it is but we haven't done a full survey.

Mr. Van Leewuen: I think it is 10 or 12 feet.

Ms. Baily: There is about a ten foot drop from the drive into the stream. And then we rise up quickly into the back.

Mr. Mc Carville: What is the existing masonry dwelling used for a house?

Mrs. Mohr: Yes.

Mr. Mc Carville: Owned by the proposed owner of lot 2?

Mrs. Mohr: Yes.

Ms. Baily: That would be retained on lot 2 what we are here tonight for is to get your feeling for the proposal.

Mr. Van Leeuwen: I think I know where it is I think we ought to take a look at it.

Mr. Reynolds: So do I for several reasons. I think it should be on a tour yes.

Mr. Scheible: Definitely.

Mr. Reynolds: I think the engineer has given us some good comments.

Mr. Scheible: Have you received a copy of the engineer's report?

Ms. Baily: No.

Mr. Mc Carville: There is no water.

Ms. Baily: Water main right here.

Mr. Van Leeuwen: We have to find out what kind of bridge they are going to put across, we have some problems. That is one of the places that has quite a bit of flooding.

Ms. Baily: There is a hundred year flood plain shown.

Mr. Jones: I think we wouldn't expect anything less than that either. That withstood a lot of storms before that we were all washed out.

Mr. Van Leeuwen: We should check what kind of culvert they need and we should go down and look at it.

Mr. Scheible: There are quite a few comments.

Mr. Carhart: There have been some very successful culvert crossings along Ceasars Lane.

Mr. Reynolds: I don't think there is any insurmountable problems.

Mr. Scheible: What is the intention of this exiting out on Garden Drive, does that come right up to Garden?

Ms. Baily: Yes.

Mr. Scheible: Do you have any intention in the future of possibly further subdividing this in this area?

Mr. Carhart: We don't have any plans but the way the property lays and the shape of it lends itself for further subdividing in the future with an access from Garden Drive where this is but that is not the intention of Mrs. Mohr to subdivide that it would be sold off in one piece but it does lend itself to that.

Mr. Mc Carville: Looking at the drive they are going to be rather steep going in there.

Mr. Carhart: They won't be terribly steep until they got right to the house going across it would be elevated to go across the stream and come in at road grade and once it got across the opposite side of the stream it would have quite a grade. The top as it sits is quite steep but how the drive is proposed it levels itself off.

Mr. Van Leeuwen: If the right things are done with it you can do a nice job.

Mr. Scheible: This is an item here, gentlemen, number 11 do you wish to go on with a public hearing or do you have any other intentions gentlemen? Since this is a minor subdivision.

Mr. Van Leuwen: I make a motion we waive the public hearing. Actually what we should really do this should have been on the review.

Mr. Jones: There should be a SEQR report on the property.

Mr. Van Leeuwen: I suggest we go out and take a look before we take any action.

Mr. Scheible: We can at this point waive the public hearing.

Mr. Van Leeuwen: If you want I make a motion we waive the public hearing since it is a four lot subdivision.

Mr. Reynolds: I second that.

Mr. Mc Carville: I'd feel more comfortable to take a look at it before we decide the public hearing. You have a lot of residential lots bordering on the north.

Ms. Baily: They are about 20 feet higher or plus in elevation.

Mr. Van Leeuwen: If you want I will withdraw my motion.

Mr. Scheible: We will take a look at it.

Mr. Van Leeuwen: I will withdraw my motion.

Ms. Baily: May I request you give my office a call we would want to accompany you.

Mr. Scheible: We'd be glad to have you along. Lets set that up right now next

Wednesday is open it gets dark early, lets meet at 6:00 here at the Town Hall
next Wednesday.

Mr. Edsall: Next Wednesday you have a meeting with the Town Board.

Mr. Scheible: Lets make it Tuesday then.

Ms. Baily: Thank you.

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received _____
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid _____

APPLICATION FOR SUBDIVISION APPROVAL

Date: June 4, 1987

1. Name of subdivision Mohr
2. Name of applicant Thomas E. & Joan I. Mohr Phone 212/227-1779
Address 125 Cedar Street, Apt 7N New York, NY 10006
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Lanc & Tully, P.C. Phone 914/294-3700
Address P.O. Box 687, Goshen, NY 10924
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Brian Gilmartin, Esq. Phone 914/496-5414
Address 90 E. Main Street Washingtonville, NY 10992
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the North side of Caesars Lane
(Street)
1035± feet East of NYS Route 94
(direction)
7. Total Acreage 4.212 Zone R-4 Number of Lots 4
8. Tax map designation: Section 47 Lot(s) 1 - 48,49
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership. N/A

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

we Joan I Mohr + Thomas Mohr, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Mailing Address 125 CEDAR ST
NYC NY 10006

SWORN to before me this

15th day of JULY, 1987

Jerry Levine
NOTARY PUBLIC

JERRY LEVINE
Notary Public, State of New York
No. 41-4682917
Qualified in Westchester County
Commission Expires MAY 31 1989

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

JOAN MOHR, deposes and says that he
resides at 125 CEDAR ST Apt 7N NYC NY 10006
(Owner's Address)

in the County of New York
and State of New York
and that he is the owner in fee of 142 Caestus Lane

which is the premises described in the foregoing application and
that he has authorized Lane + Tully
to make the foregoing application as described therein.

Date: July 1, 1987

Joan I Mohr
Thomas Mohr
(Owner's Signature)

Jerry Levine
(Witness' Signature)

JERRY LEVINE
Notary Public, State of New York
No. 41-4682917
Qualified in Westchester County
Commission Expires April 3, 1989

Signed before me this 1st
day of July
1987

TOWN OF NEW WINDSOR PLANNING BOARD
TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

SEPTEMBER 23, 1987

BOARD MEMBERS PRESENT: HENRY SCHEIBLE, CHAIRMAN
DANIEL MC CARVILLE
HENRY REYNS
LAWRENCE JONES
RON LANDER
HENRY VAN LEEUWEN

OTHERS PRESENT: MARK EDSALL, PLANNING BOARD ENGINEER
MICHAEL BABCOCK, BUILDING INSPECTOR

ABSENT: CARL SCHIEFER
JOSEPH RONES, ESQ.

Mr. Scheible called the regular meeting to order. He asked if there were any additions or corrections to the September 9, 1987 minutes. Being that there were none a motion was made to accept the minutes as distributed by Mr. Van Leeuwen, seconded by Mr. Jones and approved by the Board.

MOHR SUBDIVISION (87-41)

Carolyn Baily came before the Board representing this proposal.

Ms. Baily: I represent Lanc and Tully tonight. This is Joan Mohr the owner of the property and this is Eldred Carhart. What we have here is a 4.9 acre parcel, we are proposing to subdivide into four lots. The parcel is in the north side of Ceasars Lane and across the front of the parcel between the road and the existing dwelling is a stream. There are presently two dwellings on the site, one down close to Ceasars Lane, lot number 2. The stream running through the property flows in an easterly direction. There is a dam across it here that allows access to the house in the back of the lot. There is also a house here on the parcel. Both houses are served by a gravel drive in the front and carport proposed to be torn down. What we are proposing is two lots, lot number 2 could retain both dwellings and the dirt gravel drive in the front for driveway and then we propose lot 1,3 and 5 as individual single family homes with drives crossing the stream onto Ceasars Lane. This is serviced with water and sewer which are both in Ceasars Lane and what we propose is service connections across the stream. We could either take it over or pump it under the stream. That would have to be decided when we had a more detailed topographical survey. We are having a hard time of obtaining information on the sewer on Ceasars Lane. We know where it is but we haven't done a full survey.

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Ms. Baily: Thank you.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ~~Mohr~~ Subdivision
PROJECT LOCATION: Caesars Lane (North Side)
NW #: 87-41
23 September 1987

1. The Applicant proposes a four (4) lot subdivision of an existing 4.2 +/- acre parcel. The Plan was reviewed as a Sketch Plan.
2. The Board should note that there is an existing dwelling on Lot 2 of the subdivision. Individual residences are proposed for Lot 1,3, and 4.
3. The Board should note that, based on the topography shown, the driveways for Lots 1,3, and 4 are approximately 27%, 44% and 44%, respectively. These slopes appear extremely excessive.
4. A consideration of future submittals should be the proper design of the culverts for the stream crossing as required for the proposed lots. In addition, crossings for the sewer and water connections must be specifically designed for the conditions.
5. As part of future subdivision plans, clarification of the road dedication for Caesar's Lane should be shown, rather than indicating the property lines crossing the roadway.
6. Future submittals should include more detailed contours as well as any proposed grading to compensate for same in the development.
7. The Applicant should check the bulk table information shown, specifically the front yard set back and building height requirements. In addition, the minimum livable floor area should be indicated on the Plan.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Mohr Subdivision
PROJECT LOCATION: Caesars Lane (North Side)
NW #: 87-41
23 September 1987

Page 2

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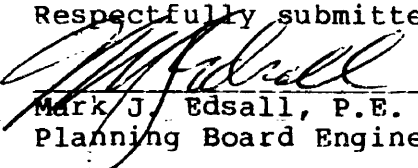
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10. The Board should, for the record, determine if a Public Hearing will be required for the proposed minor subdivision or if a waiver for same will be granted per Paragraph 4.B of the Subdivision Regulations.

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12. The Board may wish to take action to assume the position of Lead Agency under the SEQRA Review Process.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

BUILDING INSPECTOR, P.B. ENGINEER,
~~WATER~~, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
 Subdivision _____ as submitted by

Looc & Tully for the building or subdivision of
Thomas & Jean Mohr has been

reviewed by me and is approved ✓,
 disapproved _____.

~~If disapproved, please list reason.~~

water is available on Caesars lane -
 Please contact water dept. before
 excavation - Extremely high pressure area.

 HIGHWAY SUPERINTENDENT

Steve D. D.
 WATER SUPERINTENDENT

 SANITARY SUPERINTENDENT

 DATE

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
LANC 3 Tully for the building or subdivision of
MOHR has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

No information as to how Sub-division
will be Sewered.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnan D. Masten
SANITARY SUPERINTENDENT

June 8, 1987
DATE

87-41

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, ~~HIGHWAY~~ REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Mohr as submitted by
Jully for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved ✓.

If disapproved, please list reason.

Plan doesn't show size of Culvert pipe or
bridge for existing Creek which runs rapid at times,
and with other developments going on in this area this
could be a problem.

Fred Lyp Jr. (ml)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



81-41

BUREAU OF FIRE PREVENTION

MOHR

These homes sit about 150 feet off Caesar's Lane.

SIGNED

CHAIRMAN

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. _____ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone ~~and what applicant is proposing.~~
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. _____ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. ✓ Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. _____ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. _____ Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. _____ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. ✓ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. _____ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing ~~or proposed~~ improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. _____ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. _____ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. _____ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. _____ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Arthur R. Tully
Licensed Professional

Date: JUNE 5, 1987

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Mohr

Location: Caesars Lane, Town of New Windsor, Orange County, New York

I D Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

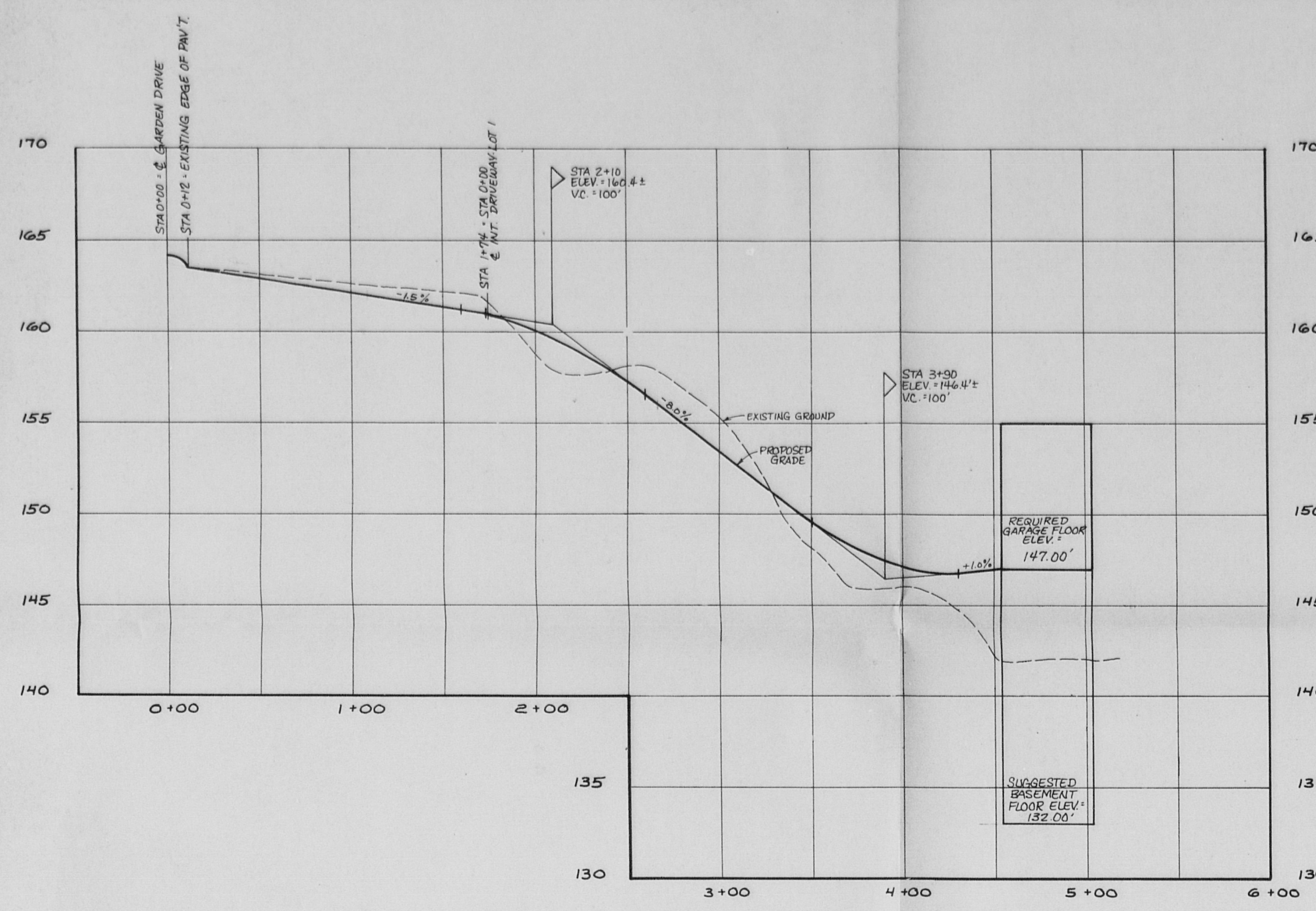
	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

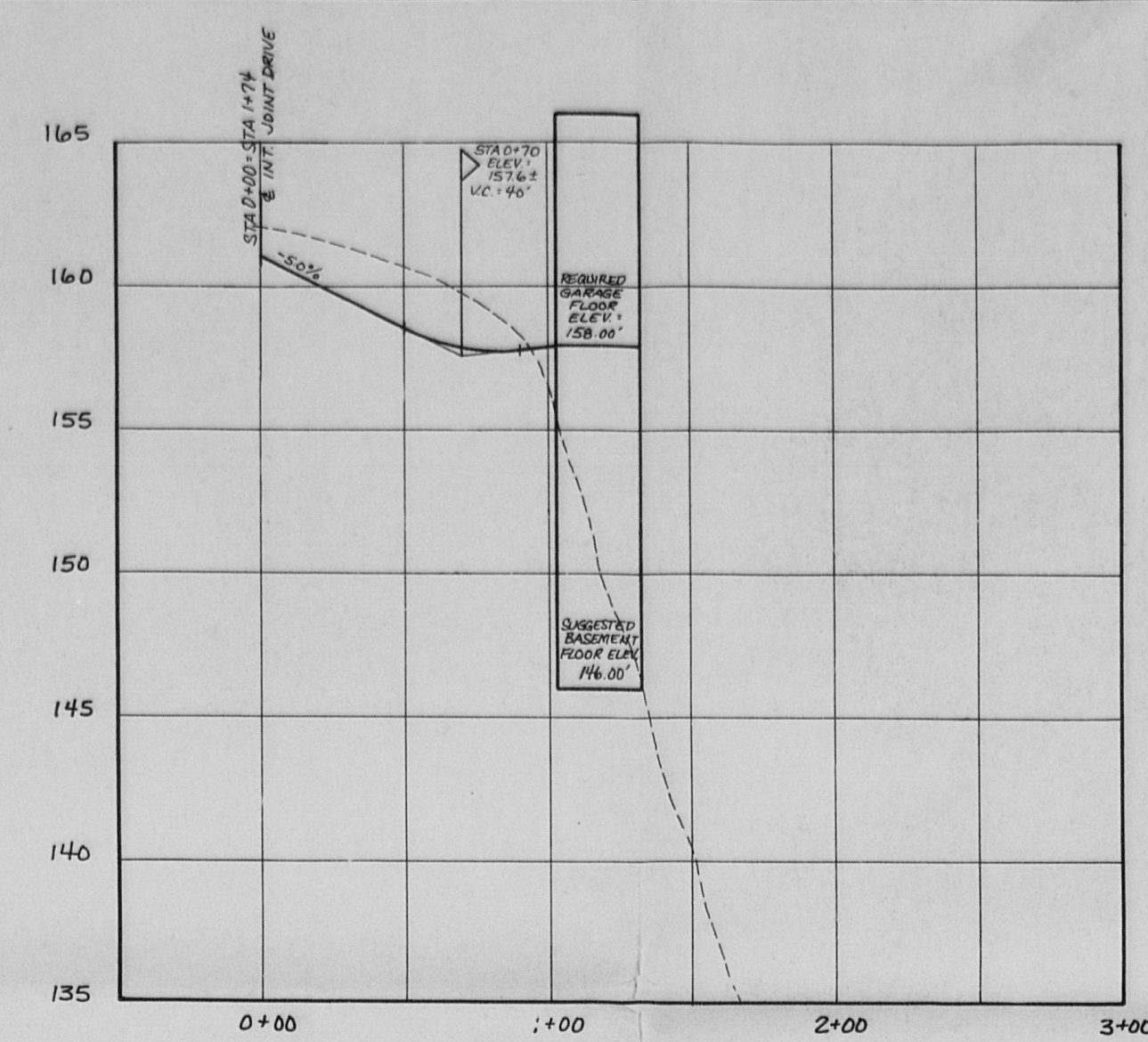
Preparer's Signature: Arthur R. Tully Date: 6-5-87

Preparer's Title: Consulting Engineer

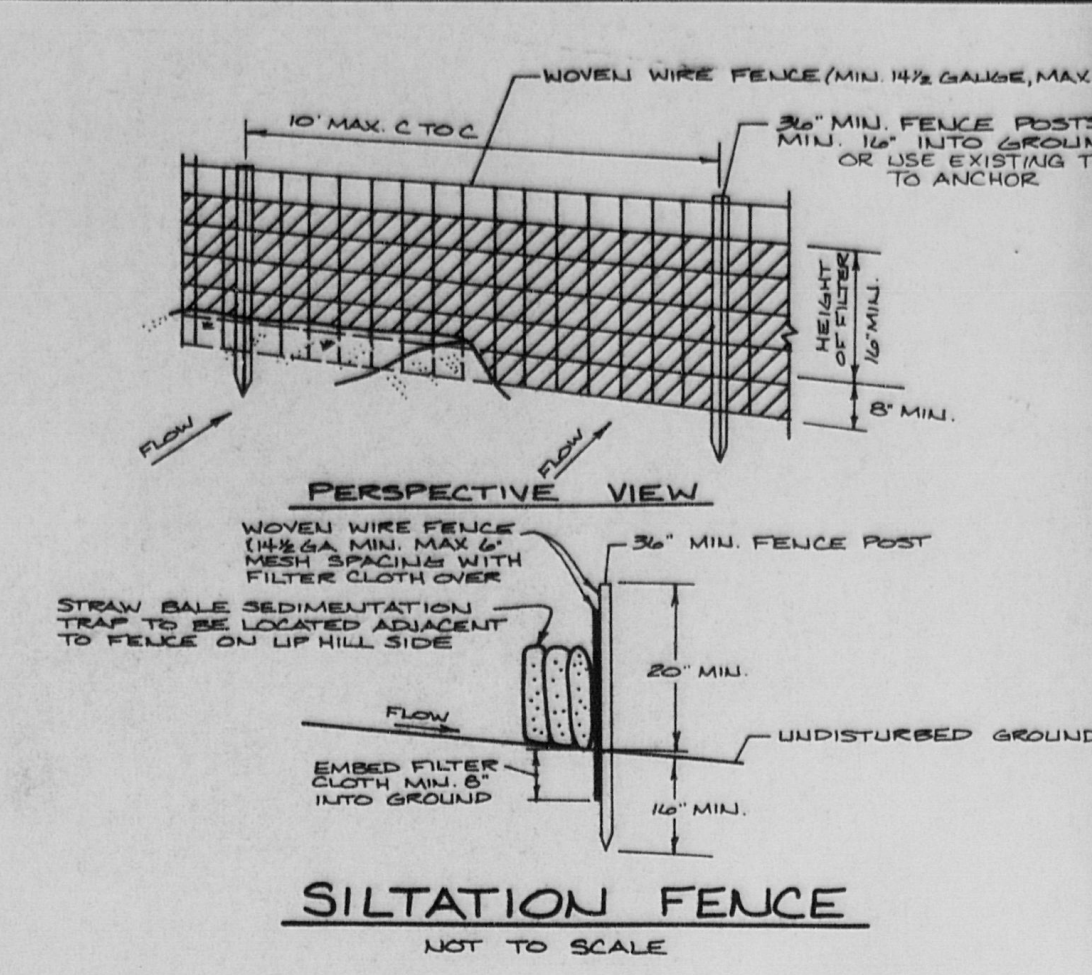
Agency: Lanc & Tully, P.C.



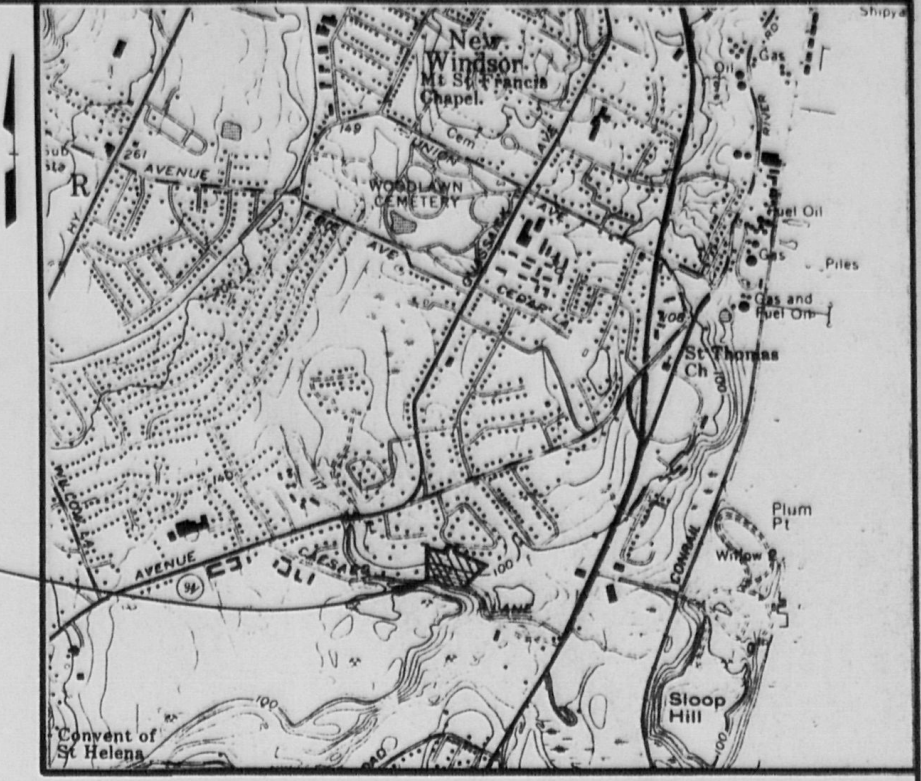
PROFILE - DRIVEWAY LOT NO. 3
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



PROFILE - DRIVEWAY LOT #1
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



SILTATION FENCE
NOT TO SCALE



LOCATION PLAN
U.S.G.S. CORNWALL QUADRANGLE
SCALE: 1"=2000'

SURVEY NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID TRUE COPIES.
- UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.
- DEED OF RECORD FOR SUBJECT PARCEL: FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 15, 1987 IN LIBER 2663 PAGE 83.
- REFERENCES: MAP ENTITLED "WINDSOR ACRES SECTION #4" MADE BY ROBERT MORRISON P.E. AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 14, 1953 AS MAP NO. 1526. MAP OF LANDS OF MOODNA HEIGHTS DATED JUNE 1, 1953 MADE BY THEODORE JARGSTORFF, L.S. AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 25, 1953 AS MAP NO. 1820.

GENERAL NOTES:

- TOTAL AREA: 4.212 ACRES
- TOTAL NUMBER OF LOTS: 3
- TAX MAP NUMBER: 47-1-48 & 49
- ZONING DISTRICT: R-4
- TOPOGRAPHY SHOWN IS TAKEN FROM ACTUAL FIELD LOCATION BY LANC & TULLY, P.C. COMPLETED ON MARCH 15, 1988.
- THE PROPOSED INDIVIDUAL PUMP STATIONS FOR LOTS 1 & 3 ARE TO BE DESIGNED BY A N.Y.S. LICENSED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE 100 YEAR FLOOD BOUNDARY BASED ON CORRELATION OF SITE ELEVATION DATUM WITH NATIONAL GEODETIC VERTICAL DATUM, THE NGVD IS 39.55' BELOW THE LANC & TULLY, P.C. DATUM IS AN ASSUMED DATUM.
- THE DESIGN OF EACH INDIVIDUAL PUMP STATION TO BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION AND TO BE REVIEWED AND APPROVED BY THE TOWN BUILDING INSPECTOR AND/OR THE TOWN ENGINEER. OWNERSHIP AND MAINTENANCE OF PUMP STATION AND FORCE MAIN SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- EXISTING WELL TO BE ABANDONED; WATER SERVICE CONNECTION TO BE PROVIDED FROM EXISTING MUNICIPAL WATER LINE IN CAESARS LANE.
- APPROXIMATE LOCATION OF SEPTIC TANK & SUBSURFACE SEWAGE DISPOSAL SYSTEM, BASED ON INFORMATION PROVIDED BY PRESENT PROPERTY OWNER.

OWNER'S CERTIFICATION

I, JOAN MOHR, THE UNDERSIGNED, OWNER OF THE SUBDIVISION PLAN SHOWN HEREON, DO HEREBY STATE THAT I HAVE REVIEWED THIS MAP, CONTENTS, LEGENDS, AND DATA, AM FAMILIAR WITH SAME, AND DO HEREBY CONSENT TO ALL ILLUSTRATIONS, TERMS AND CONDITIONS NOTED ON THIS DRAWING.

Signature: *Joan Mohr* Date: *2/15/89*

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 22, 1986, AND MARCH 15, 1988.

THOMAS E. JOAN I. MOHR
BY: *Thomas E. Mohr* L.S. # 048358
NEW YORK STATE LICENSED LAND SURVEYOR

TABLE OF ZONING REQUIREMENTS: R-4

TOWN OF NEW WINDSOR	REQUIRED	PROPOSED
MINIMUM LOT AREA	15,000 SQ. FT.	44,231 SQ. FT.
MINIMUM LOT WIDTH	100 FT.	235 FT.
MINIMUM FRONT YARD	35 FT.	190 FT.
MINIMUM ONE SIDE YARD	15 FT.	60 FT.
MINIMUM BOTH SIDE YARDS	30 FT.	40 FT.
MINIMUM REAR YARD	30 FT.	55 FT.
MAXIMUM LOT COVERAGE	30%	30%
MAXIMUM BUILDING HEIGHT	35 FT. OR 2 1/2 STORIES	35 FT. OR 2 1/2 STORIES
MIN. LIVABLE FLOOR AREA	1000 SQ. FT.	1000 SQ. FT.
MINIMUM ROAD FRONTAGE	60 FT.	60 FT.

RECORD OWNER & SUBDIVIDER:

THOMAS E. JOAN I. MOHR
125 CEDAR STREET APT. 7N
NEW YORK, NEW YORK 10006

OFFER OF DEDICATION

THE SUBDIVIDER HAS IRREVOCABLY OFFERED TO CEDE TITLE FOR THE LAND AREAS NOTED FOR STREETS, WIDENING OF STREETS, RIGHTS OF WAY, AND FOR EASEMENTS AND OTHER LANDS AS DESIGNATED ON THE PLAN AS OFFERED TO THE TOWN OF NEW WINDSOR.

Subdivision
APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON: *April 13, 1989*
BY: *Daniel C. McCarville*
DANIEL C. MCCARVILLE
SECRETARY

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
Glenville, N.Y. 10925
(914) 294-3700

P.O. Box 375 - Rt. 55
L.S. 00925
(914) 473-3750

PLAN OF MINOR SUBDIVISION

LANDS OF MOHR

TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

Sheet No. *1 of 1*

Drawn By: *Thomas E. Mohr* Scale: *1"=40'* Date: *2/15/89*

Checked By: *Joan I. Mohr* Date: *2/15/89*

86-324